



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

140 Aberfoyle Close NE
Calgary, Alberta

MLS # A2204208



\$550,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Hood Fanx2 , Refrigeratorx2, Stovex2, Washer, Dryer

INVESTOR ALERT! This well-maintained bungalow sits on a spacious pie lot and offers incredible income potential. With FIVE bedrooms and two bathrooms, the home features two separate living spaces—one on each level. Recent updates include new siding, roof, windows, flooring, and A/C, all completed in 2022. The bright main floor has a functional layout with a tucked-away kitchen and dining area, featuring a gas stove, stylish backsplash, updated cabinetry, and plenty of cupboard space. The cozy family room has a large window, allowing for plenty of natural light, and three generously sized bedrooms with ample closet space complete the main level. The fully renovated illegal BASEMENT SUITE has all-new vinyl flooring, fresh paint, and updated trim, offering two bedrooms, a three-piece bathroom, a full kitchen, and a spacious family room. Each basement bedroom also has MASSIVE egress compliant windows! Additional features include a newer high-efficiency furnace, a newer hot water tank, a laundry room, and plenty of storage. The low-maintenance backyard boasts a beautiful deck, a fire pit area, and a storage shed, with ample parking for an RV, trailer, or up to six vehicles. Smart home features like WiFi-enabled switches add convenience. This incredible opportunity won't last—schedule your viewing today!